

APPROVED DEVELOPMENT CONDITIONS

SEA 97-M-016

September 1, 2015

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 97-M-016, located at Tax Map 61-2 ((21)) 1, to permit the development of a mini-warehousing establishment with an accessory caretaker's residence, pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the special exception amendment (SEA) plat entitled "Extra Space Storage" prepared by Butz Wilbern, dated June 18, 2015, consisting of 2 sheets, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. No structural alterations shall be made to the existing building which would affect the nonconforming status of the building, as determined by the Zoning Administrator.*
5. The building façade shall be generally consistent with the architectural elevations provided on the SEA Plat, in terms of building materials and style.
6. All new windows shall be transparent with no reflective glazing.
7. Vehicular barriers, such as curb wheel stops or bollards, shall be installed along the south side of the building adjacent to customer parking spaces to prevent damage to the building façade.
8. All fences shall be in good order and repaired as necessary along all property lines.
9. Signage shall be in conformance with Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted. No temporary signs (including "popsicle" style

paper or cardboard signs), and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site.

10. There shall be no advertising signage and/or promotional displays including banners, flags, inflated balloons, or figures displayed on the roof, the external sides of the building, lightpoles, windows, or anywhere else on the Special Exception Amendment site, as prohibited by Article 12 of the Zoning Ordinance.
11. Except for purposes of loading and unloading, there shall be no incidental parking or storage of trucks and/or moving vans on the subject property.*
12. All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
13. Landscaping shall be provided as generally shown on the SEA plat, subject to the review and approval of UFMD.* All landscaping provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.